

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Attachment B	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																								
A.1	<p> PHA Name: <u>City of Chandler Housing and Redevelopment Division</u> PHA Code: <u>AZ028</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2020</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>303</u> Number of Housing Choice Vouchers (HCVs) <u>486</u> Total Combined <u>789</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> In additional to the items listed on this form, the PHA elements listed below are readily available to the public: </p> <p> City of Chandler PHA Annual and Five-Year Plan is available on our website at chandleraz.gov/residents/neighborhood-resources/housing-and-redevelopment and at our central office location, 235 S. Arizona Ave., Chandler, AZ 85225, or the public may contact our office at 480-782-3200 or email at chandler.housing@chandleraz.gov. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:											
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B.	Annual Plan Elements																											
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>The Deconcentration Policy is incorporated in the Administrative Plan in Chapter 4 and 7 (Attachment D) as well as in the Admissions and Continued Occupancy Policy (ACOP) in Chapters 4 and 7 (Attachment E).</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p><u>Financial Resources</u></p> <p>The statement of financial resources are as follows:</p> <table border="1"> <thead> <tr> <th>Source</th> <th>Planned \$</th> <th>Planned Use</th> </tr> </thead> <tbody> <tr> <td>1. Federal Grants (FY 2019 grants)</td> <td></td> <td></td> </tr> <tr> <td>a) Public Housing Operating Fund</td> <td>\$2,706,000</td> <td>Public Housing Operations</td> </tr> <tr> <td>b) Public Housing Capital Fund</td> <td>\$850,000</td> <td>Public Housing Capital Improvements</td> </tr> <tr> <td>c) Annual Contributions for Section 8 Tenant-Based Assistance</td> <td>\$5,975,000</td> <td>HCV Rental payments and admin</td> </tr> <tr> <td>d) Community Development Block Grant</td> <td>\$1,443,928</td> <td>Public Housing Cabinet replacement</td> </tr> <tr> <td>e) HOME (through Maricopa Consortium Agreement)</td> <td>\$410,705</td> <td>Tenant-Based Rental Assistance Program</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td>Total Resources</td> <td>\$11,385,633</td> <td>Section 8 and Public Housing Operations</td> </tr> </tbody> </table>	Source	Planned \$	Planned Use	1. Federal Grants (FY 2019 grants)			a) Public Housing Operating Fund	\$2,706,000	Public Housing Operations	b) Public Housing Capital Fund	\$850,000	Public Housing Capital Improvements	c) Annual Contributions for Section 8 Tenant-Based Assistance	\$5,975,000	HCV Rental payments and admin	d) Community Development Block Grant	\$1,443,928	Public Housing Cabinet replacement	e) HOME (through Maricopa Consortium Agreement)	\$410,705	Tenant-Based Rental Assistance Program				Total Resources	\$11,385,633	Section 8 and Public Housing Operations
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<p>B.2</p>	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>City of Chandler Housing and Redevelopment Division (COCHRD) is researching options to include applying for Rental Assistance Demonstration (RAD) program to convert Chandler Public Housing to PBRA or PBV Section 8 platform. HUD repositioning goals and strategies to redevelop public housing properties are further described in the Five Year Strategic Plan 2020-2025 (Attachment C). The first phase will include investigative –due diligence to diversify non-federal funding streaming through ascertaining real estate consultant to provide development scenarios. COCHRD public housing conversion will include research the best possible option to include rental assistance demonstration (RAD), Section 18, project base vouchers, project based rental assistance or other financing structures for our housing portfolio. The initial investigative phase will include ascertaining consultants, RAD training, convening resident input meetings, and conversations with HUD. Additional exploratory meetings will be held with Public Housing Authority Commission, local HUD field office staff to get further direction and information on this type of reposition options. The second phase will include a letter of interest to HUD and then applying for RAD. During the FY 2020, a resident survey and resident meetings will be conducted to gain community feedback and explanation of possible redevelopment options to include a project portfolio timeline. During this year, COCHRD will be applying for Rental Assistance Demonstration for both AMPs and issuing a Request for Qualifications or Proposal for partnership development.</p> <p>In addition, COCHRD will provide/convert up to thirty-five housing choice vouchers to project based vouchers through an RFP process in the next five-years.</p>
<p>B.3</p>	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>Attachment C</p>
<p>B.4.</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>Other Document and/or Certification Requirements.</p>	
<p>C.1</p>	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p><u>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.2</p>	<p>Civil Rights Certification.</p> <p><u>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

C.3	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. Conducted RAB Meetings on Nov. 14, 2019, Dec. 17, 2019, Feb. 21, 2020, and March 13, 2020 where plan and policy materials were distributed and discussed. There were no comments submitted for consideration. Attachment aa.</p>
C.4	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
D	<p>Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p> <p>See HUD Form 50075.2 and 52840-A Approved by HUD on 4/16/2019 (Attachment AB).</p>
D.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>See HUD Form 50075.2 and 52840-A Approved by HUD on 4/16/2019 (Attachment AB).</p>

Note:
As detailed in the PIH Notice 2020-13 COVID-19 Statutory and Regulatory Waivers for the Public Housing and Housing Choice Voucher, is included herein - 2020 Annual Plan.

Summary of COVID-19 Statutory & Regulatory Waivers Adopted by the City of Chandler HCV & PH Programs

Item	Statutory and Regulatory Waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement ?	Date of PHA Adoption	Comments and Impacts
PH and HCV-1 PHA 5-Year and Annual Plan	<u>Statutory Authority</u> Section 5A(a)(1), Section 5A(b)(1), Section 5A(g), Section 5A(h) <u>Regulatory Authority</u> § 903.5(a)(3), 903.5(b)(3), 903.13(c), 903.21, 903.23	<ul style="list-style-type: none"> Alternative dates for submission Changes to significant amendment process 	10/18/2020 12/31/2020	YES	4/13/2020	<u>Comments:</u> A Public Hearing was conducted on Feb. 12, 2020. These documents will be reviewed and revised as necessary. Additional changes to these plans will be posted on the website in lieu of a public hearing. <u>Impacts:</u> These documents had already been completed, which required additional staff time will need to be dedicated to performing these tasks.
PH and HCV-2 Family Income and Composition – Delayed Annual Reexaminations	<u>Statutory Authority</u> Section 3(a)(1) <u>Regulatory Authority</u> § 982.516(a)(1), § 960.257(a)	<ul style="list-style-type: none"> Permits the PHA to delay the annual income reexamination of income and family composition HCV PHA must implement HCV-7 (Payment Standards) for impacted families if they implement this waiver 	12/31/2020	YES	4/13/2020	<u>Comments:</u> This option will be taken only if the following attempts are unsuccessful: <ul style="list-style-type: none"> Mail in information E-mailing information Faxing information Drop box outside of Housing Office The PHA is utilizing the verification hierarchy, which includes self-certification as the last option. <u>Impacts:</u> <ul style="list-style-type: none"> No payments to landlords or tenants who receive utility reimbursement payments will be processed until an annual reexamination can be completed Potential decrease in HAP costs until all reexaminations are completed and payments are caught up
PH and HCV-3 Family Income and Composition:	<u>Regulatory Authority</u> §5.233(a)(2), 960.259(c), 982.516(a)	<ul style="list-style-type: none"> Waives the requirements to use the income hierarchy, 	12/31/20	YES	4/13/2020	<u>Comments:</u> The PHA will continue to use EIV as the first level in the verification hierarchy. In situations where staff is unable

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Annual Examination; Income Verification	<u>Sub-regulatory Guidance</u> PIH Notice 2018-18	including the use of EIV, and will allow PHAs to consider self-certification as the highest form of income verification forgoing 3 rd party verification <ul style="list-style-type: none"> • PHAs that implement this waiver will be responsible for addressing material income discrepancies that may arise later 				to retrieve EIV, then the PHA will fully adopt the waiver with the following guidelines: <ul style="list-style-type: none"> • Certification Statement signed by the tenant is preferred • E-mails and phone calls will be accepted, however staff are responsible for reminding clients about Section 1001 • E-mail auto responses should be changed to include Section 1001 verbiage • Notification of change letter will be amended to include Section 1001 verbiage • IVT will be used at the next annual reexamination <u>Impacts:</u> <ul style="list-style-type: none"> • Potential for program fraud resulting in termination from the HCV program, if discovered • Ability to complete Annual Reexaminations in a more expeditious manner
PH and HCV-4 Family Income and Composition: Interim reexaminations	<u>Statutory Authority</u> Section 3(a)(1) <u>Regulatory Authority</u> § 5.233(a)(2), 982.516(c)(2), 960.257(a),(b) and (d), 960.259(c) <u>Sub-regulatory Guidance</u> PIH Notice 2018-18	<ul style="list-style-type: none"> • Waives the requirement to use the income verification requirements, including the use of EIV, for interim reexaminations forgoing 3rd party verification 	12/31/2020	YES	4/13/2020	<u>Comments:</u> The PHA will continue to use EIV as the first level in the verification hierarchy. In situations where staff is unable to retrieve EIV, then the PHA will fully implement the waiver with the following guidelines: <ul style="list-style-type: none"> • If tenants experience an increase in income, an interim will be processed to increase their portion of rent • Certification Statement signed by the tenant is preferred • E-mails and phone calls will be accepted, however staff are responsible for reminding clients about Section 1001 • E-mail auto responses should be changed to include Section 1001 verbiage • Notification of change letter will be amended to include Section 1001 verbiage • IVT will be used at the next annual reexamination

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						<u>Impacts:</u> <ul style="list-style-type: none"> Potential for program fraud resulting in termination from the HCV program, if discovered Ability to complete Interim Reexams in a more expeditious manner Increased staff time will be necessary to process interims for increases in wages
PH and HCV-5 Enterprise Income Verification (EIV) Monitoring	<u>Regulatory Authority</u> § 5.233 <u>Sub-regulatory Guidance</u> PIH Notice 2018-18	<ul style="list-style-type: none"> Waives the mandatory EIV monitoring requirements. 	12/31/2020	YES	4/13/2020	<u>Comments:</u> The PHA will continue to monitor EIV on a monthly basis and resolve issues. In situations where staff is unable to retrieve EIV, then the PHA will fully implement the waiver with the stipulation that resolution of issues may be delayed: <u>Impacts:</u> Potential for over-subsidizing tenants
PH and HCV-6 Family Self-Sufficiency (FSS) Contract of Participation: Contract Extension	<u>Regulatory Authority</u> § 982.206(a)(2)	<ul style="list-style-type: none"> Provides for extensions to FSS contract of participation 	12/31/2020	YES	4/13/2020	<u>Comments:</u> The PHA will adopt the ability to extend a client's FSS contract on a case by case basis, depending upon each client's circumstances <u>Impacts:</u> Potential for increased HAP costs, if clients who are earning escrow on a monthly basis remain on the program for an extended period of time
PH and HCV-7 Waiting List: Opening and Closing; Public Notice	<u>Regulatory Authority</u> § 982.206(a)(2) <u>Sub-regulatory Guidance</u> PIH Notice 2012-34	<ul style="list-style-type: none"> Waives public notice requirements for opening and closing waiting list Requires alternative process 	12/31/2020	YES	4/13/2020	<u>Comments:</u> The PHA will adopt this waiver with the following guidelines: <ul style="list-style-type: none"> The PHA will post information regarding the opening and closing of the waiting list on its web site In conjunction with the City of Chandler Public Information Office, will send out PSA's to local newspapers, TV and radio stations as well as inform our community partners and provide public notice

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						<p>and voice mail message on our main phone number.</p> <ul style="list-style-type: none"> An automatic reply will be added to all PHA staff member's e-mails, providing information regarding that opening and closing of the waiting list.
HQS-1 Initial inspection	<p><u>Statutory Authority</u> Section 8(o)(8)(A)(i), Section 8(o)(8)(C)</p> <p><u>Regulatory Authority</u> § 982.305(a), 982.305(b), 982.405</p>	<ul style="list-style-type: none"> Changes initial inspection requirements, allowing for owner certification that there are no life-threatening deficiencies Where self-certification was used, PHA must inspect the unit no later than 1-year anniversary of date of owner's certification. 	<p>12/31/2020</p> <p>1-year anniversary of date of owner's certification</p>	YES	4/13/2020	<p><u>Comments:</u> The PHA will inspect vacant units and occupied units until further notice. If the PHA is unable to enter a unit due to a COVID safety concern, this waiver will be implemented with the following guidelines:</p> <ol style="list-style-type: none"> 1. Use of video calls between client's phone and inspector's phone, using FaceTime (Apple products) 2. Use of video calls between client's phone and inspector's tablet using Duo for Google (Android Products) 3. Use of video call between inspector's tablet (handled by client) and inspector's phone, using Duo for Google 4. Pictures and self-certification, subject to section 1001 penalties 5. A list of all self-certified inspections will be maintained, to ensure that physical inspections are completed at the end of the waiver period 6. Any self-certified inspections must be signed by both the landlord and the tenant <p><u>Impacts:</u></p> <ul style="list-style-type: none"> Potential for fraud Potential for improper payments
HQS-2: Project-Based Voucher (PBV) Pre-HAP Contract Inspections: PHA Acceptance of Completed Units	<p><u>Statutory Authority:</u> Section 8(o)(8)(A)</p> <p><u>Regulatory Authority:</u> §§ 983.301(b), 983.156(a)(1)</p>	<ul style="list-style-type: none"> Changes inspection requirements, allowing for owner certification that there are no life-threatening deficiencies Where self-certification was used, PHA must inspect the unit no later than 1-Year anniversary date of owner's certification. 	<p>12/31/2020</p> <p>1-year anniversary of date of owner's certification</p>	NO	Waiver not adopted	<p><u>Comments:</u> N/A – The City of Chandler does not currently participate in the PBV program.</p>

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HQS-5 HQS Inspection Requirement: Biennial Inspections	<u>Statutory Authority</u> Section 8(o)(D) <u>Regulatory Authority</u> §§ 982.405(a), 983.103(d)	<ul style="list-style-type: none"> Allows for delay in biennial inspections All delayed biennial inspections must be completed as soon as reasonably possible but by no later than 1 year after the date on which the biennial inspection would have been required absent the waiver. 	10/31/2020 1 year after the date on which the biennial inspection would have been required absent the waiver	YES	4/13/2020	<u>Comments:</u> The PHA will adopt this waiver and will maintain a list of impacted units to ensure that physical inspections are completed at the end of the waiver period <u>Impacts:</u> <ul style="list-style-type: none"> Potential for improper payments Potential for clients living in sub-standard housing
HQS-6: HQS Interim Inspections (Special Inspections)	<u>Statutory Authority:</u> Section 8(o)(8)(F) <u>Regulatory Authority:</u> §§ 982.405(g), 983.103(e)	<ul style="list-style-type: none"> Waives the requirement for the PHA to conduct interim inspection and requires alternative method Allows for repairs to be verified by alternative methods 	12/31/2020	YES	4/13/2020	<u>Comments:</u> The PHA will continue to follow the current policy of conducting physical inspections as long as it is safe to do so. If that should change, alternate methods will be employed to perform interim inspections (special inspections) of occupied units. The PHA will adopt this waiver with the following guidelines: <ol style="list-style-type: none"> 1. Use of video calls between client's phone and inspector's phone, using FaceTime (Apple products) 2. Use of video calls between client's phone and inspector's tablet using Duo for Google (Android Products) 3. Use of video call between inspector's tablet (handled by client) and inspector's phone, using Duo for Google 4. Pictures and self-certification, subject to section 1001 penalties 5. A list of all self-certified inspections will be maintained, to ensure that physical inspections are completed at the end of the waiver period 6. Any self-certified inspections must be signed by both the landlord and the tenant <u>Impacts:</u> <ul style="list-style-type: none"> Potential for fraud Potential for improper payments

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HQS-7 PBV Turnover Inspections	<u>Regulatory Authority</u> § 983.103(c)	<ul style="list-style-type: none"> Allows for PBV turnover units to be filled based on owner certification there are no life-threatening deficiencies Allows for delayed full HQS inspection 	7/31/2020 10/31/2020	NO	Waiver not adopted	<u>Comments:</u> N/A-The City of Chandler does not currently participate in the PBV program. <u>Impacts:</u> <ul style="list-style-type: none"> Potential for fraud Potential for improper payments
HQS-8: PBV HAP Contract: HQS Inspections to Add or Substitute Units	<u>Statutory Authority:</u> Section 8(o)(8)(A) <u>Regulatory Authority</u> §§ 983.207(a), 983.207(b)	<ul style="list-style-type: none"> Allows for PBV units to be added or substituted in the HAP contract based on owner certification there are no life-threatening deficiencies Allows for delayed full HQS inspection 	12/31/2020 1-year anniversary of date of owner's certification	NO	Waiver not adopted	<u>Comments:</u> N/A-The City of Chandler does not currently participate in the PBV program.
HQS-9 HQS Quality Control Inspections	<u>Regulatory Authority</u> § 982.405(b), 983.103€(3)	<ul style="list-style-type: none"> Provides for a suspension of the requirement for QC sampling inspections 	12/31/2020	YES	4/13/2020	<u>Comments:</u> The PHA will adopt this waiver and will resume Quality Control Inspections at the end of the waiver period. <u>Impacts:</u> <ul style="list-style-type: none"> Potential for improper payments Potential for tenants living in sub-standard conditions
HQS-10 Housing Quality Standards: Space and Security	<u>Regulatory Authority</u> § 982.401(d)	<ul style="list-style-type: none"> Waives the requirement that each dwelling unit have at least 1 bedroom or living/sleeping room for each 2 persons. 	Remains in effect one year from lease term or date of Notice, whichever is longer	NO	Waiver not adopted	<u>Comments:</u> Currently, families are able to find units that meet the occupancy standards. If that should change, the PHA reserves the right to adopt this waiver. <u>Impacts:</u> Potential for tenants living in overcrowded conditions
HQS-11 Homeownership Options: Initial HQS Inspection	<u>Statutory Authority</u> Section 8(o)(8)(A)(i), Section 8(y)(3)(B)	<ul style="list-style-type: none"> Waives the requirement to perform an initial HQS inspection in order to begin making 	12/31/2020	NO	Waiver not adopted	<u>Comments:</u> N/A – The PHA does not participate in the homeownership program.

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	<u>Regulatory Authority</u> § 982.631(a)	homeownership assistance payments • Requires family to obtain independent professional inspection				
HCV-1 Administrative Plan	<u>Regulatory Authority</u> § 982.54 (a)	<ul style="list-style-type: none"> Establishes an alternative requirement that policies may be adopted without board approval Any provisions adopted informally must be adopted formally NLT December 31, 2020 	9/30/2020 12/31/2020	YES	4/13/2020	<p><u>Comments:</u> A Public Hearing was conducted on Feb. 12, 2020.</p> <p>These documents will be reviewed and revised as necessary.</p> <p>Additional changes to these plans will be posted on the website in lieu of a public hearing.</p> <p><u>Impacts:</u> This document had already been completed and submitted to HUD, additional staff time will need to be dedicated to performing these tasks.</p>
HCV-2 Information When Family is Selected: PHA Oral Briefing	<u>Regulatory Authority</u> § 982.301(a)(1), § 983.252(a)	<ul style="list-style-type: none"> Waives the requirement for an oral briefing Provides for alternative methods to conduct required voucher briefing 	12/31/2020	YES	4/13/2020	<p><u>Comments:</u></p> <ul style="list-style-type: none"> The PHA will conduct briefings through a variety of different methods to include: virtual briefings and conference calls Virtual briefings will make available all information online Briefing information (packet documents) will be available online, via email, and the U.S. Postal Service Language services will be made available upon request. <p><u>Impacts:</u></p> <ul style="list-style-type: none"> Increased staff time being spent on briefings Increased postage costs for briefing material that cannot be e-mailed
HCV-3 Term of Voucher: - Extensions of Term	<u>Regulatory Authority</u> § 982.303(b)(1)	<ul style="list-style-type: none"> Allows PHAs to provide voucher extensions regardless of current PHA policy 	12/31/2020	YES	4/13/2020	<p><u>Comments:</u> Any and all requests for extensions will be granted, whether these requests are in writing or over the phone. Extensions for non-elderly, non-disabled families will be</p>

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						<p>granted for 60 days beyond the 120 days, for a total voucher term of 180 days. Extensions for disabled or elderly households will be granted for 60 days beyond the 180 days, for a total voucher term of 240 days.</p> <p><u>Impacts:</u></p> <ul style="list-style-type: none"> • Potential delays in clients leasing up in a unit • Clients will have a greater opportunity to find a suitable unit
HCV-4 PHA Approval of Assisted Tenancy: When HAP Contract is Executed	<u>Regulatory Authority</u> § 982.305(c)	<ul style="list-style-type: none"> • Provides for HAP payments for contracts not executed within 60 days • PHA must not pay HAP to owner until HAP contract is executed 	12/31/2020	YES	7/10/2020	<p><u>Comments:</u></p> <p>We will continue to follow our current policies. Only in extreme circumstances, on a case-by-case review, will this waiver be implemented.</p> <p>The PHA will allow up to 120 days from the beginning of the lease term to the contract signing.</p> <p><u>Impacts:</u></p> <ul style="list-style-type: none"> • Potential delays in clients leasing up in a unit • Greater flexibility
HCV-5 Absence from unit	<u>Regulatory Authority</u> § 982.312	<ul style="list-style-type: none"> • Allows for PHA discretion on absences from units longer than 180 days • PHAs must not make HAP payments beyond 12/31/20 for units vacant more than 180 consecutive days 	12/31/2020	YES	4/13/2020	<p><u>Comments:</u></p> <p>For those temporarily absent from the unit no longer than 180 days, the PHA will continue to make HAP payments through 12/31/2020. If an annual reexamination is needed during that time period, all payments will stop until an annual reexamination can be completed.</p> <p>Notification must received from the family member or representative of the need for this waiver.</p> <p><u>Impacts:</u></p> <ul style="list-style-type: none"> • Potential for increased HAP costs • Potential for increased fraud • Preservation of housing for families
HCV-6 Automatic Termination of the HAP Contract	<u>Regulatory Authority</u> § 982.455	<ul style="list-style-type: none"> • Allows PHA to extend the period of time after the last HAP payment is made before the HAP contract terminates 	12/31/2020	YES	4/13/2020	<p><u>Comments:</u></p> <p>Upon written notice to the owner and family, the PHA will allow zero HAP families to remain on the program until 12/31/2020 or six months from the time the last HAP payment was made, whichever comes first.</p>

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		automatically				<u>Impacts:</u> <ul style="list-style-type: none"> • Greater flexibility at this time of uncertainty • Provides a safety net for families facing potential job loss • Preservation of housing for families
HCV-7 Increase in Payment Standard During HAP Contract Term	<u>Regulatory Authority</u> § 982.505(c)(4)	<ul style="list-style-type: none"> • Provides PHAs with the option to increase the payment standard for the family at any time after the effective date of the increase, rather than waiting for the next regular reexamination to do so. 	12/31/2020	YES	7/10/2020	<u>Comments:</u> Should the PHA delay the annual reexamination for a family under Item <i>PH and HCV-2</i> , the PHA will apply any increase to the payment standard to this annual, once it is completed. Annual Reexaminations are continuing to be processed in a timely manner with the appropriate documentation available. If that should change, the PHA will implement this waiver, as necessary waiver. <u>Impacts:</u> <ul style="list-style-type: none"> • No payments to landlords or tenants who receive utility reimbursement payments will be processed until an annual reexamination can be completed • Potential decrease in HAP costs until all reexaminations are completed and payments are caught up
HCV-8 Utility Allowance Schedule	<u>Regulatory Authority</u> § 982.517	<ul style="list-style-type: none"> • Provides for delay in updating utility allowance schedule 	12/31/2020	YES	7/10/2020	<u>Comments:</u> The PHA updated Utility Allowance Schedules effective 7/1/2020 and were adopted, pending Board approval. The PHA reserves the right to implement this waiver in 2021, if necessary, should unforeseen circumstances arise. <u>Impacts:</u> Potential for inaccurate HAP/URP payments
HCV-9 Homeownership Counseling	<u>Statutory Authority</u> Section 8(y)(1)(D) <u>Regulatory Authority</u> § 982.630, 982.636(d)	<ul style="list-style-type: none"> • Waives the requirement for the family to obtain pre-assistance counseling 	12/31/2020	NO	Waiver not adopted	<u>Comments:</u> N/A –The City of Chandler does not participate in a homeownership program.

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HCV-10 Family Unification Program (FUP): FUP Youth Age Eligibility to Enter HAP Contract	<u>Statutory Authority</u> Section 8(x)(2)	<ul style="list-style-type: none"> Allows PHAs to increase age to 26 for foster youth initial lease up 	12/31/2020	NO	Waiver not adopted	<u>Comments:</u> N/A – The City of Chandler does not participate in a FUP program.
HCV-11: Family Unification Program (FUP): Length of Assistance for Youth	<u>Statutory Authority</u> Section 8(x)(2)	<ul style="list-style-type: none"> Allows PHAs to suspend terminations of assistance for FUP youth who will reach the 36-month limit between April 10, 2020, and December 31, 2020 	12/31/2020	NO	Waiver not adopted	<u>Comments:</u> N/A – The City of Chandler does not participate in a FUP program.
HCV-12 Family Unification Program (FUP): Timeframe for Referral	<u>Statutory Authority</u> Section 8(x)(2)	<ul style="list-style-type: none"> Allows PHAs to accept referrals of otherwise eligible youth who will leave foster care within 120 days 	12/31/2020	NO	Waiver not adopted	<u>Comment:</u> N/A – The City of Chandler does not participate in a FUP program.
HCV 13 Homeownership: Maximum Term of Assistance	<u>Regulatory Authority</u> §982.634(a)	<ul style="list-style-type: none"> Allows PHAs to extend homeownership assistance for up to 1 additional year 	12/31/2020	NO	Waiver not adopted	<u>Comments:</u> N/A – The City of Chandler does not participate in a homeownership program.
HCV-14 Mandatory Removal of Unit from PBV HAP Contract	<u>Regulatory Authority</u> §§983.211(a); 983.258	<ul style="list-style-type: none"> Allows a PHA to keep a PBV unit under contract for a period of time that extends beyond 180 from the last HAP but does not extend beyond December 31, 2020 	12/31/2020	NO	Waiver not adopted	<u>Comments:</u> N/A – The City of Chandler does not currently participant in a PBV program.
PH-1 Fiscal Closeout of Capital Grant Funds	<u>Regulatory Authority</u> §905.322(b)	<ul style="list-style-type: none"> Extension of deadlines for ADCC and AMCC 	Varies by PHA	YES	7/10/2020	<u>Comments:</u> ADCC and AMCC forms due between March 1 st and September 30, 2020.
PH-2 Total Development Costs	<u>Regulatory Authority</u> §905.314(c)-(d)	<ul style="list-style-type: none"> Waives the TDC and HCC limits permitting approval of amounts in excess of published TDC by 25% to 50% on a case by case basis 	Applies to development proposals submitted to HUD no later than December 31, 2021	YES	7/10/2020	<u>Comments:</u> Submitted before 12/31/2021.

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PH-3 Cost and Other Limitations: Types of Labor	<u>Regulatory Authority</u> §905.314(j)	<ul style="list-style-type: none"> Allows for the use of force account labor for modernization activities in certain circumstances 	12/31/2020	NO	Waiver not adopted	
PH-4 ACOP: Adoption of Tenant Selection Policies	Regulatory Authority §960.202(c)(1)	<ul style="list-style-type: none"> Establishes alternative requirement that policies may be adopted without board approval Any provisions adopted informally must be adopted formally NLT December 31, 2020 	9/30/2020 12/31/2020	YES	7/10/2020	<p><u>Comments:</u> These documents will be reviewed and revised as necessary.</p> <p>Additional changes to these plans will be posted on the website in lieu of a public hearing.</p>
PH-5 Community Service and Self-Sufficiency Requirement (CSSR)	<u>Statutory Authority</u> Section 12(c) <u>Regulatory Authority</u> §§960.603(a) and 960.603(b)	<ul style="list-style-type: none"> Temporarily suspend CSSR 	3/31/2021	YES	4/13/2020	
PH-6 Energy Audits	<u>Regulatory Authority</u> §965.302	<ul style="list-style-type: none"> Allows for delay in due dates of energy audits 	One year beyond 2020 audit deadline	YES	7/10/2020	<p><u>Comments:</u> Due one year beyond date of energy audit deadline.</p>
PH-7 Over-Income Families	<u>Statutory Authority</u> Section 16(a)(5) <u>Sub-regulatory Guidance</u> Housing Opportunity Through Modernization Act of 2016: Final Implementation of the Public Housing Income Limit 83 FR 35490, Notice PIH 2019-11	<ul style="list-style-type: none"> Changes to timeframes for determination of over-income 	12/31/2020	YES	7/10/2020	
PH-8 Resident Council Elections	<u>Regulatory Authority</u> §964.130(a)(1)	<ul style="list-style-type: none"> Provides for delay in resident council elections 	12/31/2020	YES	4/13/2020	<p><u>Comments:</u> This was extended from PIH Notice 2020-05.</p>
PH-9 Review and Revision of Utility Allowance	<u>Regulatory Authority</u> §965.507	<ul style="list-style-type: none"> Provides for delay in updating utility allowance schedule 	12/31/2020	YES	7/10/2020	<p><u>Comments:</u> The PHA updated Utility Allowance Schedules effective 7/1/2020 and were adopted, pending Board approval. A Public Hearing was conducted on Feb. 12, 2020.</p>

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						<p>The 2021 Utility Allowance Schedules will not be effective until 7/1/2021.</p> <p>These documents will be reviewed and revised as necessary.</p> <p>Additional changes to these plans will be posted on the website in lieu of a public hearing.</p>
PH-10 Tenant Notifications for Changes to Project Rules and Regulations	<u>Regulatory Authority</u> §966.5	<ul style="list-style-type: none"> Advance notice not required except for policies related to tenant changes 	12/31/2020	YES	4/13/2020	
PH-11 Designated Housing Plan Renewals	<u>Statutory Authority</u> Section 7(f)	<ul style="list-style-type: none"> Extends the Plan's effective period through December 31, 2020, for Plans due to expire between the date of this Notice and December 31, 2020. 	12/31/2020	YES	7/10/2020	
PH-12: Public Housing Agency Annual Self-Inspections	<u>Statutory Authority</u> Section 6(f)(3) <u>Regulatory Authority</u> § 902.20(d)	<ul style="list-style-type: none"> Waives the requirement that the PHA must inspect each project 	12/31/20	YES	4/13/2020	<u>Comments:</u> This was extended and clarified from 10/31/2020. The PHA continues to receive maintenance requests and reports of life-threatening safety concerns directly from residents via an online portal and calls to the office. The PHA will continue to conduct exterior site inspections on a monthly basis.
11a PHAS	<u>Regulatory Authority</u> 24 CFR Part 902	<ul style="list-style-type: none"> Allows for alternatives related to inspections PHA to retain prior year PHAS score unless requests otherwise 	HUD will resume issuing new PHAS scores starting with PHAs with FYE dates of 3/31/2021	YES	4/13/2020	<u>Comments:</u> This waiver was in the PIH Notice 2020-05
11b SEMAP	<u>Regulatory Authority</u> 24 CFR Part 985	<ul style="list-style-type: none"> PHA to retain prior year SEMAP score unless requests otherwise 	HUD will resume issuing new SEMAP scores starting	YES	4/13/2020	<u>Comments:</u> Automatically waived by HUD

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			with PHAs with FYE dates of 3/31/21			<u>Impacts:</u> Decreased administrative burden
11c Uniform Financial Reporting Standards: Filing of Financial Reports; Reporting Compliance Dates	<u>Regulatory Authority</u> §§ 5.801(c), 5.801(d)(1)	<ul style="list-style-type: none"> Allows for extensions of financial reporting deadlines 	Varies by PHA FYE	YES	4/13/2020	<u>Comments:</u> The PHA already submitted audited financial information by 3/31/2020. We are adopting this waiver in case it is extended for FY20 financial statements.
12a PHA Reporting Requirements on Form HUD 50058	<u>Regulatory Authority</u> 24 CFR Part 908, § 982.158 <u>Sub-regulatory Guidance</u> PIH Notice 2011-65	<ul style="list-style-type: none"> Waives the requirement to submit 50058 within 60 days Alternative requirement to submit within 90 days of the effective date of action 	12/31/2020	YES	4/13/2020	<u>Comments:</u> The PHA will make every attempt to submit 50058s within 60 days of the effective date, however unforeseen circumstances may arise in the future that make this difficult. <u>Impacts:</u> Potential for inaccurate PIC/EIV reports
12b Designated Housing Plans: HUD 60-Day Notification	<u>Statutory Authority</u> Section 7(e)(1)	<ul style="list-style-type: none"> Allows for HUD to delay notification about designated housing plan 	7/31/20	YES	7/10/2020	
12c Extension of Deadline for Programmatic Obligations and Expenditure of Capital Funds	<u>Statutory Authority</u> Section 9(dj)	<ul style="list-style-type: none"> Provides a one-year extension 	For all open Capital Fund grants, one-year extension from the obligation and expenditure end dates in LOCCS as of April 10, 2020	YES	7/10/2020	